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## Farmers' land tenure security in Vietnam and China

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1. The importance of land tenure security to land-related investment should hardly be underestimated, especially in countries in transition from an agriculture-based economy to an industrial one.
2. Together with enlarging tenure security, it is necessary for transition economies to develop land, labor and financial markets as well as to provide supportive instruments to assist vulnerable farmers to integrate into the process of economic development effectively and have a share in the gains of the development.
3. The development of land tenure need not necessarily end up in individual private ownership as it exists now in the Western countries. Rather, the form of land tenure should be well-suited to the specific context of each society and to specific stages of the development process.
4. To assess land tenure security comprehensively, the three measures proposed by Place *et al.* (breadth, duration and assurance) do not suffice. It is necessary to have regard to other elements such as the unambiguity, accessibility, and stability of land tenure.
5. Vietnam and China are strengthening farmers' tenure security by gradually and cautiously moving towards privatization of land rights.
6. The evolution of tenure security as it is happening in Vietnam and China restates the correlation between socio-economic conditions and land tenure arrangements.
7. Although there remain shortcomings in the security of the Vietnamese and Chinese land tenure, it is noticeable that the two transition economies are moving in a right direction improving land tenure security instead of wasting time debating the form of land tenure arrangements.
8. A comparative law research is not necessary to arrive at good lessons to improve the comparatist's domestic law, but it can be used to confirm a right direction of his national law development.
9. Dutch people cook simply to save time for work and have expensive meals at restaurants.